

2026 DHCR SERVICES

***Dear Property Owners, Managers,
Attorneys, and Clients,***

STRATCO Property Solutions helps buyers, sellers, and investors navigate New York City's complex rent regulations with confidence. Our New York State Division of Housing and Community Renewal ("DHCR") and pre-acquisition due diligence services are designed to uncover hidden regulatory risk, quantify financial exposure, and protect deal value before closing.

We deliver a guaranteed four-day pre-purchase due diligence report for NYC multifamily buildings, providing clear and actionable insights on lawful rents, permitted increases, compliance gaps, and potential liabilities. Our reports are practical, defensible, and trusted by owners, lenders, and counsel to support smarter negotiations, cleaner closings, and stronger investment outcomes.

2026 DHCR ANNUAL REGISTRATIONS

FILING PERIOD:

Annual registrations must reflect the status of buildings and apartments as of April 1, 2026. Submissions open on April 1, 2026, and must be completed no later than July 31, 2026.

COMPLIANCE REQUIREMENT:

Property owners and managers should take this opportunity to prepare and organize their April 1, 2026, rent rolls for their Rent-Regulated units in accordance with DHCR guidelines to timely register these units starting April 1, 2026.

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PENALTIES FOR LATE DHCR REGISTRATIONS:

Per DHCR Operational Bulletin 2024-1, failure to timely register rent-regulated units may result in penalties of \$500 per unregistered unit, per month.

Have you received a **Late Registration Delinquency Notice** from LateRegistrationUnit@hcr.ny.gov

Our team can prepare and file back registrations on your behalf, helping to mitigate enforcement exposure, non-compliance risks, and potential settlement costs.



OUR SERVICES: ENSURING YOUR COMPLIANCE & PROTECTION

- **PRE-ACQUISITION DUE DILIGENCE:**

We provide a guaranteed four-day pre-purchase diligence report for NYC multifamily transactions. This report covers rent regulatory compliance, legal rent increases, and risk assessments to support informed investment decisions.

- **ANNUAL RENT REGISTRATIONS**

We manage the entire DHCR registration process, ensuring your regulated rental units comply with rent stabilization laws.

ADDITIONAL RENT REGULATORY SERVICES:

- Lease file audits
- Rent stabilized new vacancy lease & renewal preparation
- Retrieval/FOIL of certified historical rent records
- Rent overcharge and legal case analysis
- Review of historical rent increases & IAI documentation
- Building-wide and tenancy compliance assessments
- Preparation & management of L&T litigation cases

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NEED ASSISTANCE WITH DHCR MATTERS?

Schedule a one-on-one consulting meeting with Ariel Sosa to discuss your specific DHCR needs and compliance strategy.

OFFICE LOCATION:

469 7th Avenue, 12th Floor
New York, NY 10018



INTERESTED IN A SAMPLE REPORT OR PRICING SCHEDULE?

Please contact ariel@stratcoproperty.com
for more information.

Our expert team is committed to helping you navigate New York's complex housing regulations with clarity, confidence, and actionable solutions.

BEST REGARDS,

Ariel Sosa

STRATCO Property Solutions